

Coastal Conservancy

- Basic advice
 - The process for creating/transferring credits should be well established and thought out prior to implementation.
 - Communities are likely to be less upset if the process of applying development credits is done within the traditional zoning of the community.
 - Specific criteria for receiving sites often include: infrastructure, proximity to water treatment plant, and being outside of the floodplain.
 - Make sure there is sufficient political buy-in for the program and public awareness. Concerns in receiving areas should be addressed early on as they may be upset about increased density and need to understand that this is done in exchange for resource preservation.
- Santa Monica Mountains
 - Sending and receiving units are both in Santa Monica Mountains.
 - Objective of the program is to limit impact of new subdivision in mountains.
 - It is not voluntary, but imposed by the coastal commission. Landowners didn't like it initially, but it has become accepted.
 - If property owners want to subdivide, they have to help receive Transfer of Development Credits. They need to apply for a permit to do this.
 - People can buy credits. A banking system was developed and the Conservancy has served as the bank.
 - An open space easement is placed over the number of lots determined by a formula which is complicated and rationally based.

San Luis Obispo County

- *Main program*
 - Sending site was very remote and had no relationship to the neighborhood of the receiving site. Therefore residents were not feeling the benefits and held resentment. It is tough to increase density and impose this on local residents.
- *Cambria program*
 - Program moves development away from small, steep lots in Fern Canyon where there are streams and pine groves, and allows larger development on acceptable, existing lots.
 - There is connectivity between sending and receiving sites as the community is receiving the benefits of open space in Fern Canyon.
 - Credits are brokered by the San Luis Obispo Land Conservancy.
- *Landbank system*
 - They are transitioning to this type of system which will include a community based system. Each community can create their own needs and goals.
 - Public has shown more support for this concept, rather than a private developer.
 - A conservancy is a tool that could be used to hold TDR credits.
- *San Luis Obispo County Code, Title 22, Land Use Ordinance*
 - See attached excerpt which lists specific criteria used to designate sending and receiving sites.